

4030-4040

E WARREN AVE

DENVER, CO 80222

SALE PRICE

PRICE REDUCED TO \$1,375,000

BUSINESS STILL IN OPERATION  
PLEASE DO NOT DISTURB  
EMPLOYEES!!!

4040 E.  
WARREN AVE

FENCED "PLAY AREA" GREAT  
FOR ANIMAL AND CHILD DAY  
CARE REQUIREMENTS

4030 E.  
WARREN AVE



**GANNON ROTH**

SENIOR BROKER ASSOCIATE

720.881.6334

groth@uniqueprop.com

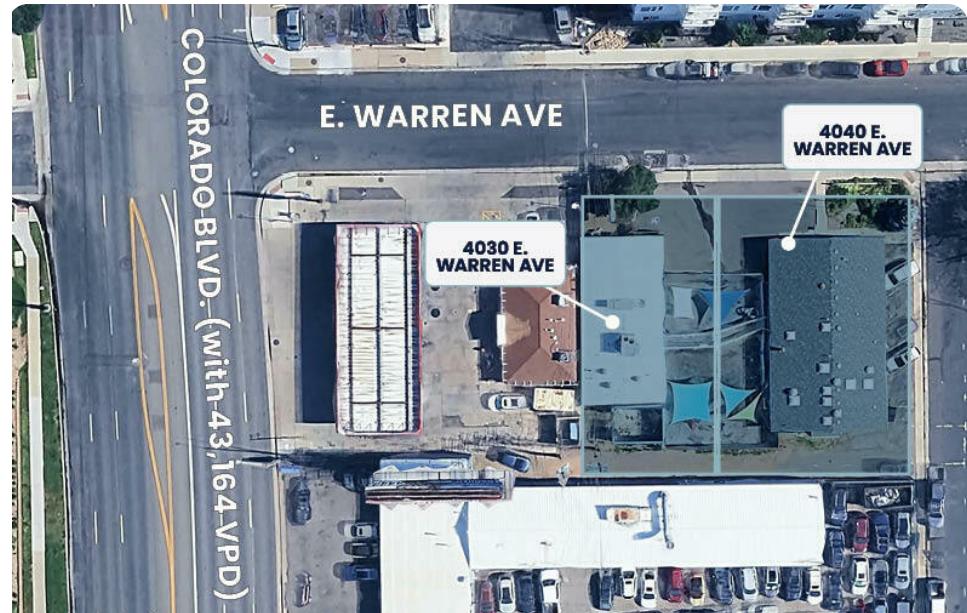
 **UNIQUE**  
PROPERTIES

TCN  
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209  
[www.uniqueprop.com](http://www.uniqueprop.com) | 303.321.5888

# PROPERTY HIGHLIGHTS

Address:	4030 & 4040 E Warren Ave Denver, CO 80222
Price:	\$1,375,000
Property Type:	Dog/Child Day Care Property
Gross SF:	7,096 SF
Building Sizes:	4030 E. Warren Ave: 1,830 SF 4040 E. Warren Ave: 5,266 SF
Lot Size	12,337 SF
Taxes for both Bldgs.:	\$24,307
Year Built:	4030 E. Warren Ave: 1970 4040 E. Warren Ave: 1961
Year Renovated:	2015
Zoning:	S-MX 5A, UO-1
Number of Buildings:	2



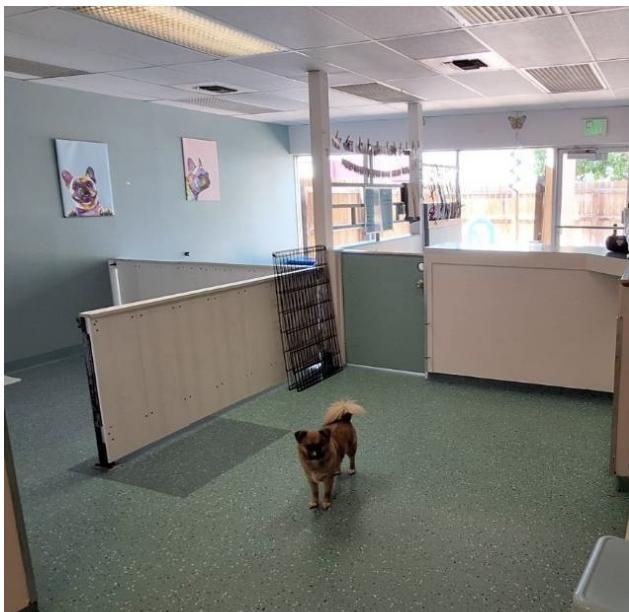
## PROPERTY DESCRIPTION

4030 & 4040 E. Warren Ave. are ideally located off busy S. Colorado Blvd. and E. Warren Ave., just a few blocks south of the Colo Blvd. and I-25 interchange. The buildings are currently being used as a doggie day care facility and would be delivered turnkey for another animal day care but would also be ideal for child day care facility, medical, office, and many other uses. Onsite parking/drop-off and ample street parking along with a fenced area currently built out as a play area. The immediate area has incredibly strong employment and residential density and easy access to countless commuters from all over the metro area.

Seller's business is still in operation - Please call broker for further information and do not disturb the business and/or employees!



# PROPERTY PHOTOS



## SUBMARKET MAP



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